

LAND DEVELOPMENT COMMITTEE

March 14, 2007

Present: _____ John A. Cimino, Chairman, Mercer County Planning Board
 _____ Bill Agress, Vice-Chairman, Mercer County Planning Board
 _____ Edward W. Fedorko, Jr., Member, Mercer County Planning Board
 _____ Donna Lewis, Planning Director, Mercer County Planning Division
 _____ Greg Sandusky, Mercer County Engineer
 _____ Mercer County Executive Brian M. Hughes, Alternate

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Site Plan MC # 07 – 606	Jersey Precast Hamilton	Hamilton Township 853 Nottingham Way Block 1633, Lot 1

Approved with conditions:

Demolition of 4,350 (sf) of the existing 235,940 (sf) commercial building (formerly owned by Siemens Demag Delaval Turbomachinery, Inc.) for the installation of a 750 (l.f.) gantry crane in the rear of the main building to accommodate the relocation of an existing precast concrete operation from New Brunswick, NJ. Also includes 36 new parking spaces and re-construction of the southern entrance driveway.

2. Minor Subdivision MC # 07 – 505	Lasley / Brahamney	Lawrence Township 634 Rosedale Road Block 7801, Lot 13
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Not heard, granted an extension of time to April 2007:

Subdivision of a 6.154 (ac) lot with an existing residential structure into two new lots of 3.029 (ac) with the existing structure and a 2.602 (ac) lot for a new single family dwelling.

3. Minor Subdivision MC # 07 – 604	Fowler, Chris & Kristen	* Hamilton Township 119 State Hwy. 156 Block 2665, Lot 5
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Approved with conditions:

Subdivision of a 95,659 (sf) lot with an existing dwelling into three new lots of 18,787 (sf), 35,685 (sf) and 41,187 (sf) with the existing dwelling.

4. Site Plan MC # 07 – 605	Enchantment Villas	* Hamilton Township Kuser Road Block 2154, Lots 12, 13 & 14
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Approved with conditions:

Development of a 55.39 acre tract into a 123 unit Active Adult Community. 25.01 acres of the tract will be dedicated to the Township for open space.

5. Subdivision MC #07 – 404	DePasquale, Anthony & Lucille	* Ewing Township 1219 Lower Ferry Road Block 364.01, Lot 22
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Approved with conditions:

Subdivision of a 4 (ac) lot into four new lots of 10,762 (sf), 10,574 (sf), 77,290 (sf) and 72,349 (sf) for new single family residential units.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
6. Site Plan MC # 07 – 702	WW-P High School South	West Windsor Township 346 Clarksville Road Block 17.13, Lot 2

Approved with conditions:

Two additions totaling 54,408 (sf) to the existing school building in addition to parking lot and drainage improvements. Also proposed is the conversion of the existing natural grass football field to synthetic turf.

7. Preliminary Site Plan MC # 07 – 405	Lower Ferry Road Group, LLC	Ewing Township 1405 Lower Ferry Road Block 368, Lot 25
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Approved with conditions:

33,817 (sf) addition to an existing 37,503 (sf) one-story commercial building with 52 parking spaces and a detention basin.

8. Site Plan MC # 07 – 503	Heritage Village at Lawrence	Lawrence Township Brunswick Turnpike Block 1104, Lots 9 & 27 – 31
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Approved with conditions:

Development of a 76,896 (sf) multi-story mixed commercial and residential facility on 2.5 acres. The development will provide 64 age-restricted units and a 104 space parking facility.

9. Site Plan MC # 07 – 803	Coleman Windsor, LLC	East Windsor Township 917 Route 130 Block 50, Lot 2 & 3
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Approved:

Removal of the existing structures on lot 2 and construct a 40 space parking area for vehicle storage by the car dealership located on lot 3.

10. Site Plan MC # 07 – 903	Bottoni, Giacomo	Washington Township 1240 Route 130 Block 11, Lot 21
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Approved:

Construction of an 11,087 (sf) one-story building with 63 parking spaces and an underground detention facility within a Office Commercial Zone.

11. Site Plan MC # 06 – 620	A R & C Hamilton, LLC	* Hamilton Township Klockner Road Block 2610 – 28
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Approved:

Development of a three-story 90,403 (sf) warehouse building with 16 parking spaces and detention basin on a 9.052 (ac) site.

12. Site Plan MC # 07 – 506	84 Franklin Associates, LLC	Lawrence Township 84 Franklin Corner Road Block 3801, Lot 13
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Approved:

Renovation of an existing two-story dwelling and site for conversion to an office building to include a small addition and 10 parking spaces.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
13. Site Plan MC # 07 – 304	Princeton Academy of the Sacred Heart, Inc.	Princeton Township 101 Drakes Corner Road Block 301, Lot 3

Approved:

Creation of two new athletic fields with a north – south orientation in the existing recreation area.

14. Minor Subdivision MC # 07 – 406	Matisa, Heide	Ewing Township New Hillcrest Avenue Block 73, Lots 18, 19 & 20
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Approved:

Three lot re-subdivision.

15. Subdivision MC 07 – 407	Mercer County / JCC	Ewing Township Sylvia Street Block 344, Lots 1 –30 Block 345, Lots 1 – 10 & 142 Block 350, Lots 1 – 10
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Approved:

Consolidation of the existing lots and re-subdivide into two new lots of 1.917 (ac) and 2.879 (ac). The purpose of the subdivision is to exclude the area being preserved from the rest of the existing site.

* Applicant granted county extension to review the subject application at the March 14, 2007 meeting.

** The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.